

1 BILL NO. R-93-01-16

2 DECLARATORY RESOLUTION NO. R-03-93

3 A DECLARATORY RESOLUTION designating an  
4 "Economic Revitalization Area" under I.C.  
5 6-1.1-12.1 for property commonly known as  
6 2131 South Coliseum Boulevard and 4300  
7 New Haven Avenue, Fort Wayne, Indiana  
8 46803. (Phelps Dodge Magnet Wire  
9 Company)

10 WHEREAS, Petitioner has duly filed its petition dated  
11 December 30, 1992 to have the following described property  
12 designated and declared an "Economic Revitalization Area"  
13 under Division 6, Article II, Chapter 2 of the Municipal Code  
14 of the City of Fort Wayne, Indiana, of 1974, as amended, and  
15 I.C. 6-1.1-12.1, to wit:

16 South 1135 feet of the North 1380 feet West of  
17 Union Railway South East quarter except the South  
18 148.3 Section 8 of Adams Township, Allen County,  
19 Indiana. Also all of the North West quarter of the  
20 South East quarter East of Union Railway, Section 8  
21 of Adams Township, Allen County, Indiana

22 said property more commonly known as 2131 South Coliseum  
23 Boulevard and 4300 New Haven Avenue, Fort Wayne, Indiana  
24 46803; and

25 WHEREAS, said project will create 21 permanent jobs for  
26 a total additional annual payroll of \$567,000, with the  
27 average new annual job salary being \$27,000; and

28 WHEREAS, the total estimated project cost is \$36,073,000;  
29 and

30 WHEREAS, it appears the said petition should be processed  
31 to final determination in accordance with the provisions of  
32 said Division 6.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
34 THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, subject to the requirements of Section  
36 6, below, the property hereinabove described is hereby  
37 designated and declared an "Economic Revitalization Area"



1 under I.C. 6-1.1-12.1. Said designation shall begin upon the  
2 effective date of the Confirming Resolution referred to in  
3 Section 6 of this Resolution and shall continue for five (5)  
4 year(s) thereafter. Said designation shall terminate at the  
5 end of that five (5) year period.

6 **SECTION 2.** That, upon adoption of the Resolution:

- 7 (a) Said Resolution shall be filed with the Allen  
8 County Assessor;
- 9 (b) Said Resolution shall be referred to the Committee  
10 on Finance and shall also be referred to the  
11 Department of Economic Development requesting a  
12 recommendation from said department concerning the  
13 advisability of designating the above designated  
14 area an "Economic Revitalization Area";
- 15 (c) Common Council shall publish notice in accordance  
16 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the  
17 adoption and substance of this resolution and  
18 setting this designation as an "Economic  
19 Revitalization Area" for public hearing;
- 20 (d) If this Resolution involves an area that has  
21 already been designated an allocation area under  
22 I.C. 36-7-14-39, then the Resolution shall be  
23 referred to the Fort Wayne Redevelopment Commission  
24 and said designation as an "Economic Revitalization  
25 Area" shall not be finally approved unless said  
26 Commission adopts a Resolution approving the  
27 petition.

28 **SECTION 3.** That, said designation of the hereinabove  
29 described property as an "Economic Revitalization Area" shall  
30 apply to both a deduction of the assessed value of real estate  
31 and personal property for new manufacturing equipment.  
32



1           **SECTION 4.**     That, the estimate of the number of  
2 individuals that will be employed or whose employment will be  
3 retained and the estimate of the annual salaries of those  
4 individuals and the estimate of the value of redevelopment or  
5 rehabilitation and the estimate of the value of new  
6 manufacturing equipment, all contained in Petitioner's  
7 Statement of Benefits, are reasonable and are benefits that  
8 can be reasonably expected to result from the proposed  
9 described redevelopment or rehabilitation and from the  
10 installation of new manufacturing equipment.

11           **SECTION 5.**     That, the current year approximate tax rates  
12 for taxing units within the City would be:

13           (a) If the proposed development does not occur, the  
14 approximate current year tax rates for this site  
15 would be \$8.1645/\$100.

16           (b) If the proposed development does occur and no  
17 deduction is granted, the approximate current year  
18 tax rate for the site would be \$8.1645/\$100 (the  
19 change would be negligible).

20           (c) If the proposed development occurs and a deduction  
21 percentage of fifty percent (50%) is assumed, the  
22 approximate current year tax rate for the site  
23 would be \$8.1645/\$100 (the change would be  
24 negligible).

25           (d) If the proposed new manufacturing equipment is not  
26 installed, the approximate current year tax rates  
27 for this site would be \$8.1645/\$100.

28           (e) If the proposed new manufacturing equipment is  
29 installed and no deduction is granted, the  
30 approximate current year tax rate for the site  
31 would be \$8.1645/\$100 (the change would be  
32 negligible).



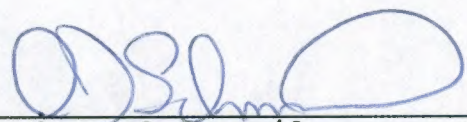
(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$8.1645/\$100 (the change would be negligible).

**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or recinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

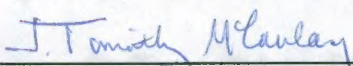
**SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by \_\_\_\_\_ title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_ SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
EDMONDS	✓			
GiaQUINTA	✓			
HENRY				✓
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 1-26-93 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-03-93 on the 26th day of January, 1993

ATTEST: (SEAL) Mark C. GiaQuinta  
Sandra E. Kennedy PRESIDING OFFICER  
SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of January, 1993 at the hour of 11:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of January, 1993, at the hour of 3:15 o'clock PM, E.S.T.  
PAUL HELMKE  
PAUL HELMKE, MAYOR



# STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 - TAXPAYER INFORMATION	
Name of taxpayer	
Address of taxpayer (street and number, city, state and ZIP code)	
Name of contact person	Telephone number ( )

SECTION 2 - LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body	Resolution number	
Location of property	County	Taxing district
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)		Estimated starting date
		Estimated completion date

SECTION 3 - ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries

SECTION 4 - ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values				
Plus estimated values of proposed project				
Less values of any property being replaced				
Net estimated values upon completion of project				

SECTION 5 - OTHER BENEFITS PROMISED BY THE TAXPAYER

SECTION 6 - TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed (month, day, year)



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schmidt</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>1/26/93</i>
Attested by: <i>Debra E. Kennedy</i> <i>City Clerk</i>	Designated body <i>Common Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

           Real Estate Improvements  
           Personal Property (New Manufacturing Equipment)  
  X   Both Real Estate Improvement & Personal Property

\*\*\*\*\*

A. GENERAL INFORMATION

Applicant's Name: Phelps Dodge Magnet Wire Co.

Address of Applicant's Principal Place of Business:

1302 E. Creighton Ave.  
Fort Wayne, IN 46801

Phone Number of Applicant: (219) 458-4444

Street Address of Property Proposed to be Designated:

2131 S. Coliseum Blvd. 46803  
4300 New Haven Ave. 46803

Real Estate Key Number for the Property Proposed to be  
Designated: 67-0008-0019  
67-0008-0016

\*\*\*\*\*

Staff to Complete:

SIC Code of Principal User of Property: 3357



B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X       

Is the project site within the regulatory flood plain?

       X

Is the project site within the rivergreenway area?

       X

Is the project site within a Redevelopment area?

       X

Is the project site within a platted industrial park?

X       

Is the project site within the designated downtown area?

       X

Will the project have ready access to City Water and Sewer?

X       

If not, will this project require public improvements?

       Sewer Lines  
       Water Lines  
       Road Improvements

Does your company plan to request State or Local assistance to finance these public improvements?

       X

Is any adverse environmental impact anticipated by reason of operation of the proposed project?

       X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? I3

What zoning classification does the project require? Same

What is the nature of the business to be conducted at the project site?

The manufacture of Copper & Aluminum Magnet Wire, Bare Wire, and Electrical Cable.

**D. REAL ESTATE ABATEMENT**

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

Structures consist of various buildings, housing the manufacturing process, warehousing, and offices for technology & customer service.

What is the condition of the structure(s) listed above? \_\_\_\_\_

Manufacturing facility - Fair

Technology/Customer Service Facility - Fair/Poor

Current assessed value of Real Estate:

Land	<u>\$189,500</u>
Improvements	<u>903,070</u>
Total	<u>\$1,092,570</u>

What was the amount of Total Property Taxes owed during the immediate past year? \$ 68,385 for year 1991, payable 92.

Give a brief description of the proposed improvements to be made to the real estate.

Convert delapidated building at 2131 W. Coliseum Blvd into a New Office Complex/Technology Center. Add an addition to the manufacturing plant to house the new Distribution Center.

What is the anticipated first year tax savings attributable to this designation? \$ 206,000

Explain how your company plans to use these tax savings.

The tax savings are part of the financial evaluation for the project proposal presented to our Corporate Headquarters. Based on acceptance of our request for abatement, our Corporation officers has given approval to proceed.

**E. PERSONAL PROPERTY ABATEMENT**

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$ 5,923,440 (91 Payable 92)

What was the amount of Personal Property Taxes owed during the immediate past year? \$ 370,755 for year 1991 Payable 92.



Give a brief description of new manufacturing equipment to be installed at the project site.

Major pieces of new equipment to be installed as part of the modernization of our manufacturing plant are: (1) New Cable Machine (2) New Hot-Melt Insulating Process, (3) Major upgrade to Lepel Fabric Machines, (4) New Folded Ribbon Cable Machine, among others.

Cost of new manufacturing equipment: \$ 28,495,000

Development Time Frame:

When will installation begin of new manufacturing equipment?  
January, 1993

When is installation expected to be completed? December 1997

Explain how your company plans to use these tax savings.

Refer to same question and answer in Real Property explanation.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 60,000

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 570

How many permanent jobs will be created as a result of this project? 21

Anticipated time frame for reaching employment level stated above December, 1994

Current annual payroll: \$ 20,000,000+

What is the nature of the jobs to be created?

Manufacturing Machine Operators

Please provide the annual salary range for the jobs being created:

Minimum Median \$27,000 Maximum

**Undesirability of Normal Development:**

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

This property is located in the "East End Industrial Area" which is comprised of older industrial buildings - many of which are vacant or underutilized. To provide the facilities we need for our state-of-the-art technology center, the building at 2131 S. Coliseum has deteriorated to the extent that without the proposed major project this building would remain useless.

In what Township is the project site located? Adams

In what Taxing District is the project site located? 65

**G. CONTACT PERSON**

Name and address of contact person for further information if required:

Ed Hiatt

Phone number of contact person: (219) 458-4347

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Roger P. Woodcock  
Signature of Applicant

**VICE - PRESIDENT**

12-30-92  
Date



Please check if these newly-created jobs provide any of the listed benefits:

<input checked="" type="checkbox"/>	Pension Plan
<input checked="" type="checkbox"/>	Tuition Reimbursement
<input checked="" type="checkbox"/>	Major Medical Plan
<input checked="" type="checkbox"/>	Life Insurance
<input checked="" type="checkbox"/>	Disability Insurance

List any benefits not mentioned above:

Medical/Dental/Vision

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<input type="checkbox"/>	JobWorks
<input type="checkbox"/>	Benito Juarez Center
<input type="checkbox"/>	Township of Wayne
<input type="checkbox"/>	Catholic Charities Ft Wayne-South Bend Diocese
<input type="checkbox"/>	Community Action of Northeast Indiana, Inc.
<input type="checkbox"/>	State of Indiana, Department of Public Welfare
<input type="checkbox"/>	Fort Wayne Rescue Mission
<input type="checkbox"/>	Lutheran Social Services, Inc.
<input type="checkbox"/>	Fort Wayne Urban League, Inc.
<input type="checkbox"/>	Fort Wayne Women's Bureau
<input checked="" type="checkbox"/>	State of Indiana, Employment Security Division
<input type="checkbox"/>	State of Indiana, Vocational Rehabilitation Services
<input type="checkbox"/>	Anthony Wayne Services
<input type="checkbox"/>	Indiana Department of Commerce
<input type="checkbox"/>	Indiana Institute of Technology
<input type="checkbox"/>	Indiana Purdue University at Fort Wayne
<input type="checkbox"/>	Ivy Tech



# STATEMENT OF BENEFITS

State Form 27187 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-25-6

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
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3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 - TAXPAYER INFORMATION	
Name of taxpayer	Phelps Dodge Magnet Wire Company
Address of taxpayer (street and number, city, state and ZIP code)	
1302 E. Creighton Ave. Fort Wayne, IN 46803	
Name of contact person	Ed Hiatt
Telephone number	(219) 458-4347

SECTION 2 - LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body	Fort Wayne City Council	Resolution number
Location of property	2131 S. Coliseum Blvd. 4300 New Haven Ave.	County Allen
Taxing district	65	Estimated starting date January, 1993
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)	Provide a new office/technology center at the 2131 Coliseum address. This will entail a major rebuild to the existing building. New manufacturing equipment is needed to provide new product lines, and replace obsolete processes.	Estimated completion date December, 1997

SECTION 3 - ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
570	\$20,000,000+	570	\$20,000,000+	21	\$550,000

SECTION 4 - ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	9,553,000	1,092,570	38,704,041	5,923,440
Plus estimated values of proposed project	7,578,000		28,495,000	
Less values of any property being replaced				
Net estimated values upon completion of project				

SECTION 5 - OTHER BENEFITS PROMISED BY THE TAXPAYER	

SECTION 6 - TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed (month, day, year)
Roger P. Woodcock	Vice President	12-30-92





## MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee  
Business Development Specialist

DATE: January 15, 1993

Q-93-01-16

SUBJECT: Real and Personal Property Tax Abatement Application dated December 30, 1992 for Phelps Dodge Magnet Wire Co.  
Address: 2131 South Coliseum Blvd. and 4300 New Haven Avenue Fort Wayne, Indiana 46803

### Background

**Description of Product or Service Provided by Company:** Phelps Dodge Magnet Wire Co. manufactures copper and aluminum magnet wire, bare wire and electrical cable.

**Description of Project:** Phelps Dodge intends to convert the dilapidated building at 2131 West Coliseum Blvd. into a new office complex/technology center as well as add an addition to the manufacturing plant to house the new distribution center. They also intend to purchase several pieces of equipment such as (1) new cable machine (2) New Hot-Melt Insulating Process, (3) Upgrade their Lepel Fabric Machines, (4) New Folded Ribbon Machine.

Average Annual Wage:	\$27,000	Total Project Cost:	\$36,073,000
Number of Full Time Jobs to be Created:	21	Councilmanic District:	1st
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	I-3

### **Project is Located Within a:**

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes_x_ No__	Platted Industrial Park:	Yes__ No_x_

### Effect of Passage of Tax Abatement

Will allow for the creation of 21 new positions.

### Effect of Non-Passage of Tax Abatement

Opposite of above.

### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of 5 years.
3. The period of deduction should be limited to 10 years.

### Comments

DIRECTOR:

Elizabeth A. New

STAFF:

Karen J. Lee



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Phelps Dodge Magnet Wire Company is requesting a tax abatement with intentions of converting the dilapidated building at 2131 South Coliseum Blvd., into a new office complex/technology center. They are also planning an addition to the manufacturing plant to house the new distribution center. Several pieces of equipment will also be purchased.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE Will allow for the creation for 21 new positions.

\_\_\_\_\_

EFFECT OF NON-PASSAGE Opposite of above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-93-01-16

REPORT OF THE COMMITTEE ON  
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS  
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 2131 South Coliseum Boulevard and  
4300 New Haven Avenue, Fort Wayne, Indiana 46803 (Phelps  
Dodge Magnet Wire Company)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Don J. Schmidt*  
*Archie L. Lunsey*  
*Henry Edmonds*  
*Clitus R. Edmonds*

DATED: 1-26-93.

Sandra E. Kennedy  
City Clerk